

# NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, July 27, 2011  
Town Hall, *Town Council Chambers*  
131 Cedar Street, Newington, CT 06111  
7:00 p.m.

## AGENDA

### I. ROLL CALL

### II. PUBLIC HEARINGS

- A. Petition 22-11 – 2451 Berlin Turnpike, Kaye Properties LLC owner, Plaza Wine & Liquor DBA Shivam Enterprises, attention Falgun Bhatt 85 East Robbins Avenue Newington, CT 06111 applicant, request for Special Permit Section 6.6 Liquor Sales, B-BT Zone District.
- B. Petition 12-11 – Toll Brothers, 53 Church Hill Road Newtown, CT 06460 applicant, Balf Company owner request approval for open space subdivision development, 71 lots single family homes, 73.7 acres for property north of Old Highway and west of Russell Road, Assessor's Map Block Lot No. 11/329/000, R-20 Residential Zone District. Continued from July 13, 2011.
- C. Petition 13-11 – Toll Brothers, 53 Church Hill Road Newtown, CT 06460 applicant, Balf Company owner request for Special Permit Section 6.8 Zoning Regulations for open space subdivision, 71 lots single family homes, 73.7 acres for property north of Old Highway and west of Russell Road, Assessor's Map Block Lot No. 11/329/000, R-20 Residential Zone District. Continued from July 13, 2011.

### III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

### IV. MINUTES

July 13, 2011 - Regular Meeting

### V. COMMUNICATIONS AND REPORTS

### VI. NEW BUSINESS

None

**VII. OLD BUSINESS**

None

**VIII. PETITIONS FOR SCHEDULING** (TPZ August 10, 2011 and August 24, 2011)

*(Note: August 10, 2011 meeting will be held in Conference Room B & C)*

- A. Petition 23-11 – 388 Stamm Road, Rizzo Albert, Jr. Family LP owner, Artex Signs 27 Britton Drive Bloomfield, CT 06002 applicant, attention Anita Gold, request for Special Exception Ground Sign Section 6.2.4, Industrial Zone District. Schedule for public hearing August 10, 2011.
- B. Petition 24-11 – 1300 Main Street, Liberty Bank, Newington Professional Center LLC owner, National Sign Corporation 780 Four Rod Road Berlin, CT 06037 attention Darcy Roy applicant, request for Special Exception Ground Sign Section 6.2.4, B-BT Zone District. Schedule for public hearing August 10, 2011.

**IX. REMARKS BY COMMISSIONERS**

**X. STAFF REPORT**

- A. Woodlands of Newington – Pulte Homes Development – Request for bond release and posting one (1) year Street Maintenance bond.

**XI. PUBLIC PARTICIPATION**

(For items not listed on agenda)

**XII. CLOSING REMARKS BY CHAIRMAN**

**XIII. ADJOURNMENT**

Submitted,

Edmund J. Meehan, Town Planner